## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

Address	7/57 Southey Street, Elwood Vic 3184
Including suburb or	
locality and postcode	

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$345,000 & \$360,000	Range between	\$345,000	&	\$360,000
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#### Median sale price

Median price	\$673,500	Pro	perty Type Ur	it		Suburb	Elwood
Period - From	01/04/2020	to	31/03/2021	Sc	urce	REIV	

# Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property			Price	Date of sale
	1	12/9 Southey St ELWOOD 3184	\$367,000	11/01/2021

2	14/40 Ormond Rd ELWOOD 3184	\$361,000	29/01/2021
3	6/6 Byron St ELWOOD 3184	\$355,000	19/11/2020

#### OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	05/05/2021 12:50









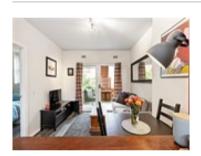




Property Type: Apartment **Agent Comments** 

**Indicative Selling Price** \$345,000 - \$360,000 **Median Unit Price** Year ending March 2021: \$673,500

# Comparable Properties



12/9 Southey St ELWOOD 3184 (REI/VG)





Price: \$367,000 Method: Private Sale Date: 11/01/2021

Property Type: Apartment

**Agent Comments** 



14/40 Ormond Rd ELWOOD 3184 (REI/VG)







Price: \$361,000 Method: Private Sale Date: 29/01/2021

Property Type: Apartment

**Agent Comments** 



6/6 Byron St ELWOOD 3184 (REI/VG)



Price: \$355,000 Method: Private Sale Date: 19/11/2020

Property Type: Apartment

Agent Comments

Account - Belle Property St Kilda | P: 03 9593 8733 | F: 03 9537 0372



